

OFFERING MEMORANDUM

# 5011 WEST ADAMS BLVD

**FILO BODY & PAINT**  
**ULTIMATE CARE**  
**310-447-4766**

5011

5009

LOS ANGELES, CA 90016

**km** Kidder  
Mathews

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*Exclusively  
Listed by*

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# PROPERTY OVERVIEW

*Section 01*

# *PREMIER* RETAIL OPPORTUNITY IN WEST ADAMS

*Kidder Mathews presents the prime West Adams owner-user retail opportunity a block East of South La Brea for sale. The property is well situated next to brand new apartment complex called The Jayne, as well as Subway, AutoZone, Red Rooster, and Cento Wine Bar.*

## PROPERTY DETAILS

ADDRESS	5011 W Adams Blvd, Los Angeles, CA 90016
ASKING PRICE	\$800,000
PROPERTY TYPE	Retail
NO. OF STORIES	2
YEAR BUILT	1948
BUILDING SIZE	±1,500 SF
BUILDING PSF	\$533/SF
ZONING	C2-2D- CPIO



## INVESTMENT HIGHLIGHTS

Prime West Adams Owner-User Opportunity

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Approximately 1,500 SF on ground floor + 200 SF of office/flex space on second floor

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Space interior in semi turnkey condition

Ideal use: **Retail, Office, Studio, or Flex** space

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Plethora of parking available on the street and **adjacent residential corridors**

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Zoning allows for flexibility of uses as well as residential/ADU conversion

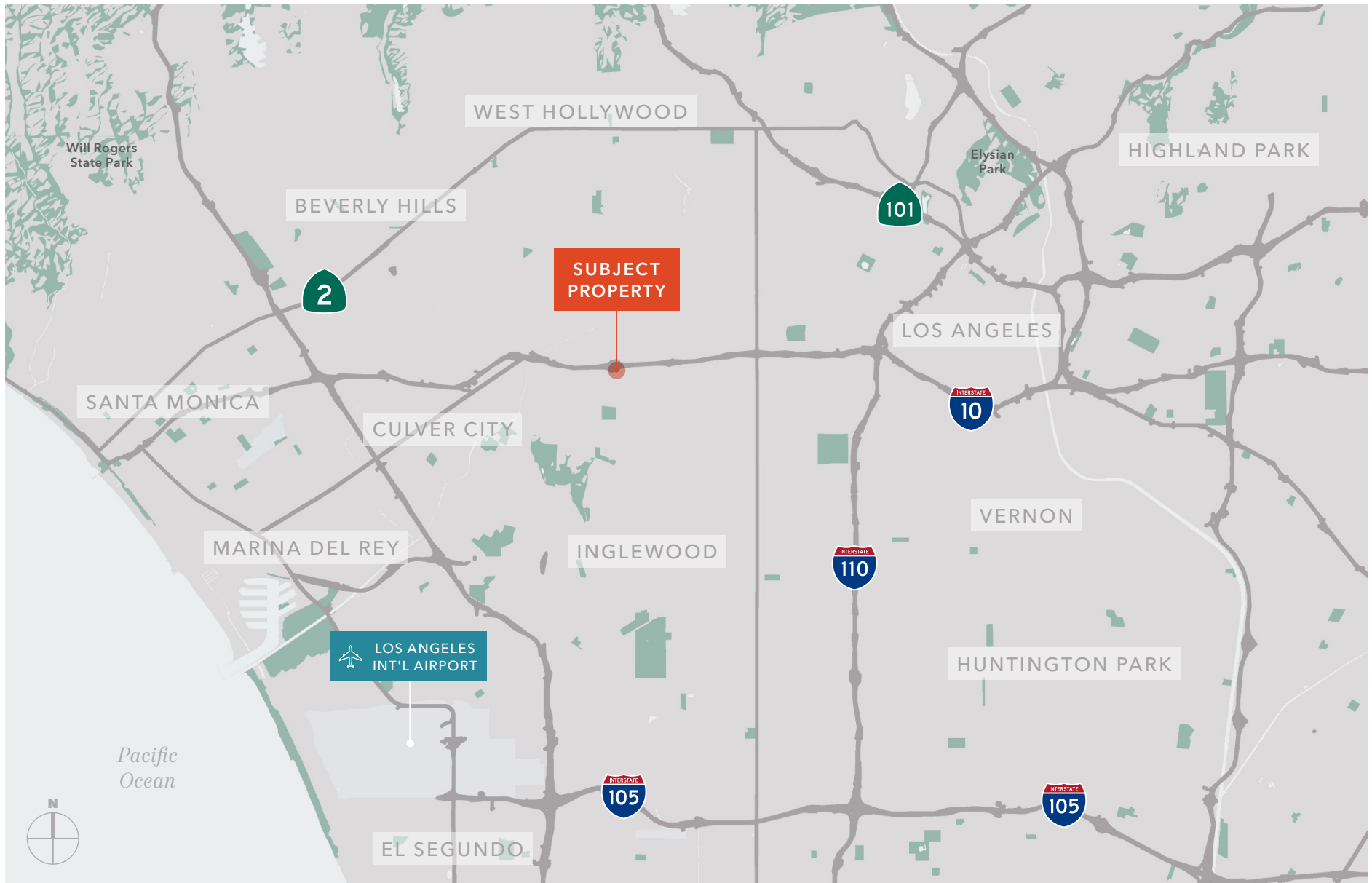


## PROPERTY OVERVIEW

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# PROPERTY OVERVIEW



# PROPERTY OVERVIEW







# MARKET OVERVIEW

*Section 02*



## *WEST ADAMS* — AN URBAN SUBURBAN MIX

*West Adams is a historic neighborhood in the South Los Angeles region of Los Angeles, CA*

The area is known for its large number of historic buildings, structures and notable houses and mansions throughout Los Angeles. It is a youthful, densely populated area with a high percentage of African American and Latino residents.

West Adams is one of the oldest neighborhoods in the city of Los Angeles, with most of its buildings erected between 1880 and 1925, including the William Andrews Clark Memorial Library. West Adams was developed by railroad magnate Henry E. Huntington and wealthy industrialist Hulett C. Merritt of Pasadena. It was once the wealthiest district in the city, with its Victorian mansions and sturdy Craftsman bungalows, and a home to Downtown businessmen and professors and academicians at USC. Several historic areas of West Adams, namely, Harvard Heights, Lafayette Square, Pico-Union, and West Adams Terrace, were designated as Historic Preservation Overlay Zones by the city of Los Angeles, in recognition of their outstanding architectural heritage. Menlo Avenue-West Twenty-ninth Street Historic District, North University Park Historic District, Twentieth Street Historic District, Van Buren Place Historic District and St. James Park Historic District, all with houses of architectural significance, are located in West Adams.

## MARKET OVERVIEW

Whereas Historic West Adams is a close-in suburb dating from the 1880s, the bulk of the “new” West Adams neighborhood was developed in the 1920s, on a wide swath of land between two major east-west streetcar routes: the Los Angeles Railway West Adams Boulevard line and the Pacific Electric Santa Monica Air Line (the Expo Line’s predecessor).

Many of the neighborhoods, including West Adams, are experiencing a renaissance of sorts with their historic houses being restored to their previous elegance. The area is undergoing severe gentrification, with young professionals, restaurants, new businesses moving into the area. Many professionals are being attracted to the area, due to the proximity of job hubs in Silicon Beach, Culver City, and El Segundo

In total, more than 70 sites in West Adams have received recognition as a Los Angeles Historic-Cultural Monument, a California Historical Landmark, or listing on the National Register of Historic Places

West Adams has hit a recent growth spurt. The market has slowly attracted homebuyers migrating from more established markets in search of affordable price tags, but in the last 12 months, several new developments projects have sprung up. Now the market is on its way to become a city hotspot with retail, hotels, creative office and apartments.



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